

LOT 35
IN OR 2208/1089
PLUMMER CREEK PHASE TWO B

TAMAYO CHRISTIE & RAYMOND
78721 GOLDFINCH LN
YULEE, FL 32097

2023

12-2N-26-1603-0035-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	05
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NEIGHBORHOOD/LOC	5014.00
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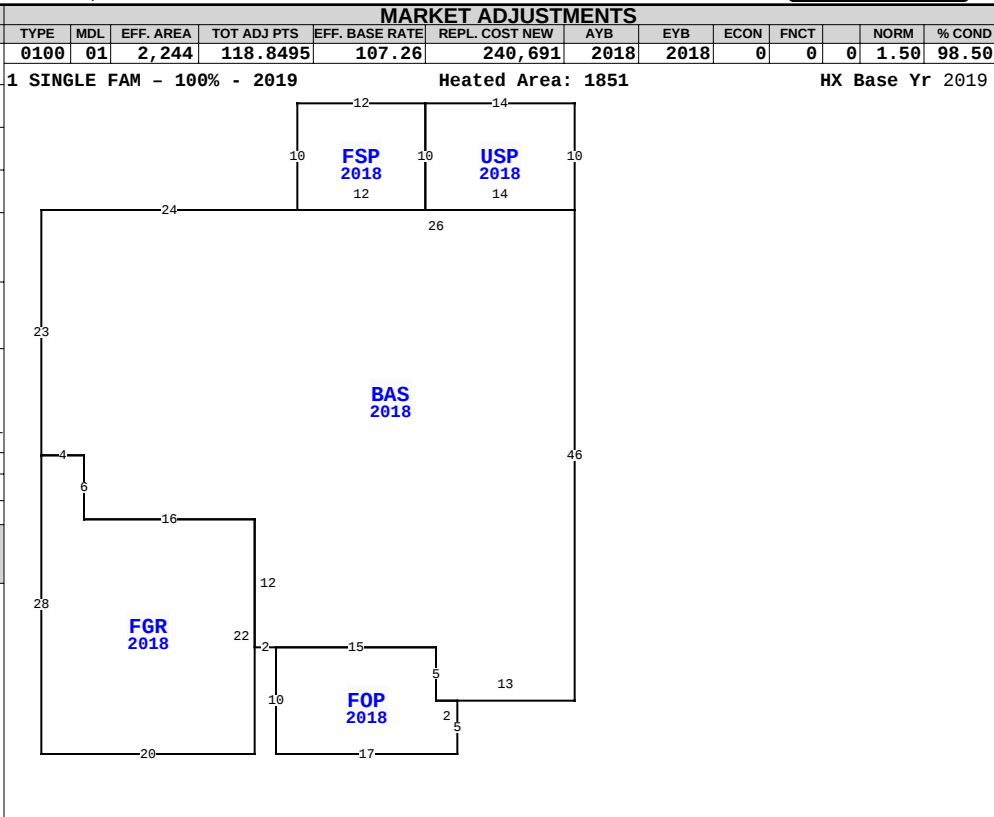
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,851	100	1,851	195,560
FGR	464	55	255	26,941
FOP	160	30	48	5,071
FSP	120	40	48	5,071
USP	140	30	42	4,437

TOTALS	2,735		2,244	237,081
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	711.00	SF	6.50	6.50	
2	0462	ST/AL FNC	0	100	0	0	528.00	SF	10.00	10.00	
3	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100			0.00	0.00	1.00	LT	

REVIEW DATE	10/22/2018	BY	KB
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78721 GOLDFINCH LN, YULEE

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF											
9,566											

Total Acres: 0.00	Total Land Value: 55,000	Market: 0	Agricultural: 0	Common: 55,000
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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
4											
VALUATION BY											
STANDARD											
Tax Group: 4											
Tax Dist:											
BUILDING MARKET VALUE											
237,081											
TOTAL MARKET OB/XF VALUE											
9,566											
TOTAL LAND VALUE - MARKET											
55,000											
TOTAL MARKET VALUE											
301,647											
SOH/AGL Deduction											
78,388											
ASSESSED VALUE											
223,259											
TOTAL EXEMPTION VALUE											
HX HB											
50,000											
BASE TAXABLE VALUE											
173,259											
TOTAL JUST VALUE											
301,647											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
252,266											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000436	CO ISSUED	0	06/11/2018
18000436	NEW CONSTR	242,659	01/01/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2208/1089	6/27/2018	WD	Q	I	01	255,600	
GRANTOR:DREAM FINDERS HOMES L							
GRANTEE:TAMAYO CHRISTIE & R							
2169/0104	1/02/2018	WD	Q	V	05	280,500	
GRANTOR:BWC LAND PLUMMER LLC							
GRANTEE:DREAM FINDERS HOMES							

BUILDING NOTES											
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BUILDING DIMENSIONS											
USP=[YR=2018] W14 FSP=[YR=2018] W12 S10 BAS=[YR=2018] W24 S23											
FGR=[YR=2018] S28 E20 N22 W16 N6 W4\$ E4 S6 E16 S12 E2											
FOP=[YR=2018] S10 E17 N5 W2 N5 W15\$ E15 S5 E13 N46 W26\$ E12											
N10\$ S10 E14 N10\$.											